

PLANNING STATEMENT

Replacement of existing garden room with timber framed
garden room at:

**BERGHESTEDE HOUSE, 1 SHRIPNEY ROAD,
BOGNOR REGIS, PO22 9LW**

Applicants - Mr & Mrs Dinwiddy

INTRODUCTION

This statement is submitted in support of the submitted listed building and planning permission applications which have been allocated planning references BR/281/21/L & BR/280/21/HH. The statement submitted at the request of the local planning authority on validation and will clarify the following elements of the proposal:

- **Method Statement**
- **Material Statement**
- **Schedule of Works**

Method Statement

The existing conservatory structure is to be detached and de-constructed from the property by hand as confirmed by the building contractor dealing with the development. It has been confirmed no mechanical machinery will be utilised in the removal of the existing structure.



Existing Conservatory

All existing mortar to lead flashings will be removed by hand with the careful removal of lead sections. All glazing bars and glazing panels will be removed and the fixings of the existing structure (to the dwelling) removed by careful unscrewing (where possible) of the existing elements holding the structure against the dwelling.

All existing silicone sealant joining the existing garden room to the dwelling will be cut away, and disposed of by hand.

The larger elements of the existing garden room will be removed starting from the furthest point away from the dwelling, this then carefully continued towards the dwelling to ensure the elements attaching to the dwelling can be removed (again by hand) without any additional pressure from the previously removed elements.

Stainless steel starters will be used to adjoin any new brickwork/stonework to the dwelling. The wall starters will be carefully fixed into the mortar joints and hidden behind the new (matching) walling.

The brickwork for the replacement garden room will be reclaimed bricks from site which will match the existing brick work as closely as possible with the proposed mortar, again to match the existing. All walling above brick dwarf walls to be rendered block, again to match existing.

Making Good - All 'making good' in terms of any scarring left by the existing conservatory removal will be matched to the existing property. This to ensure

any exposed elements left by the existing conservatory removal will be matched with the existing house materials.

Material Statement

As confirmed in the application submission, the following materials are proposed for the development:

Wallin g: Existing - Timber Panel
Proposed - Brick to match rear dwelling elevation.

Roofing: Existing - Flat Roof
Proposed - Sarnafil flat roof with glazed roof lantern.

Framing: Existing - Timber framing
Proposed - Timber framing

Schedule of Works

Week 1-2: Site preparation and removal of existitng conservatory structure as noted above. Any necessary protection works to host building undertaken.

Week 3: Groundworks completed.

Weeks 4/6: On Site - (Possible time lapse from ground work completion)
Frame Installation.

Week 7: Completion of works.

Week 8/9: Internal works completion.